

EXECUTIVE ORDER NO. 2, 2004
OF THE MAYOR
OF THE CITY OF TERRE HAUTE, INDIANA

An Order to Adopt a
Capital Improvement Plan
Pursuant to IC 6-3.5-7

WHEREAS, the Indiana General Assembly has authorized counties to impose a county economic development income tax ("EDIT") on the adjusted gross income of county taxpayers, in accordance with IC 6-3.5-7 ("Act");

WHEREAS, the Vigo County ("County") Council has imposed EDIT at a rate of one-half of one percent (.005%) annually on the adjusted gross income of County taxpayers;

WHEREAS, the Act provides that a county, city, or town which fails to adopt a capital improvement plan may not receive: (1) its fractional amount of the certified distribution of revenues from EDIT; or (2) any amount of EDIT revenues designated for its use by a city or town in the county;

WHEREAS, the City of Terre Haute, Indiana ("City") will be a recipient of a distributive share of EDIT ("Distributive Share") upon adoption of this Capital Improvement Plan and will receive its Distributive Share semiannually in May and November from the County Auditor;

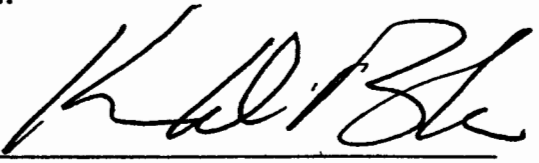
WHEREAS, the City now desires to use its Distributive Share to finance certain projects as authorized by the Act; and

WHEREAS, the City may use its Distributive Share to finance capital projects for which general obligation bonds may be issued or for which a cumulative fund described under IC 6-1.1-18.5-9.8 may be established and economic development projects as defined in the Act, through the issuance of bonds or through lease financings;

NOW, THEREFORE BE IT ORDERED BY THE MAYOR OF THE CITY OF TERRE HAUTE, INDIANA, THAT:

1. The Capital Improvement Plan of the Mayor of the City is hereby adopted, which plan is attached hereto as Exhibit A.
2. This order shall become effective from and after the date of its adoption.

Signed by me this 2nd day of August, 2004.



Mayor

Attest:



Clerk

(SEAL)

City of Terre Haute
EDIT Capital Improvements Plan
August 2, 2004

PROJECT	2004	2005	2006
1 Fort Harrison Business Park TIF Bond Debt Service	\$ 82,000	\$ 100,000	\$ 100,000
2 City's Share of Comprehensive Plan Update	\$ 125,000		
3 DADC Drainage Structure (east side of Fruitridge Ave.)	\$ 250,000		
4 13th and Hulman Property Acquisition/Exploration	\$ 100,000	\$ 100,000	\$ 100,000
5 SR 46 Access Road (at Sycamore Mkt. Development)	\$ 550,000		
6 Locust Street Extension, 25th - Brown	\$ 1,000,000		
7 Memorial Park Trail (extension around circumference)	\$ 100,000		
8 Proposed EDC Contract for Econ. Dev. Services	\$ 125,000	\$ 125,000	\$ 125,000
9 Margaret Avenue Corridor		\$ 600,000	\$ 600,000
10 25th Street Improvement, Maple to Florida Aves		\$ 500,000	
11 Brown Avenue Extension	\$ 250,000	\$ 250,000	\$ 700,000
12 Lafayette Ave., Lost Creek - Ft. Harrison	\$ 100,000		\$ 1,200,000
13 Twigg Rest Area		\$ 75,000	
14 Demolition of Unsafe Buildings	\$ 100,000	\$ 300,000	\$ 100,000
15 Hulman Street Storm Sewer and Roadway	\$ 600,000	\$ 1,200,000	
16 City's Cost Share of Branding Initiative	\$ 20,000	\$ 40,000	
17 Cherry Street Multimodal Facility			\$ 800,000
18 Industrial Infrastructure Fund	\$ 250,000	\$ 250,000	\$ 250,000
	\$ 3,652,000	\$ 3,540,000	\$ 3,975,000

Project: Fort Harrison Business Park TIF Bond Debt Service

**Requested
EDIT Amount:** \$82,000

Purpose: To pay August 1, 2004 and February 1, 2005 debt service on the \$1.1 million Terre Haute Redevelopment District Tax Increment and Economic Development Income Tax Revenue bonds of 2004. Bond proceeds are being used to construct infrastructure in and serving the Fort Harrison Business Park.

To date, an interior park road has been constructed. Before the end of this year, Steepleton Road will be reconstructed. Improvements to Fruitridge Avenue will follow as funds permit.

Notes:

- (1.) This issue was designed to utilize Economic Development Income Tax (EDIT) proceeds to supplement Tax Increment Finance (TIF) revenue. As time goes on, the TIF revenue will grow and the need for EDIT will decrease. It is anticipated that additional development in the FHBP will increase TIF revenue to the point that EDIT proceeds will no longer be needed for debt service payments.
- (2.) The Department of Redevelopment paid the August 1, 2004 debt service payment out of precious unobligated non-federal funds on hand. The Department wishes to be reimbursed from EDIT in the amount equal to the bond payment.

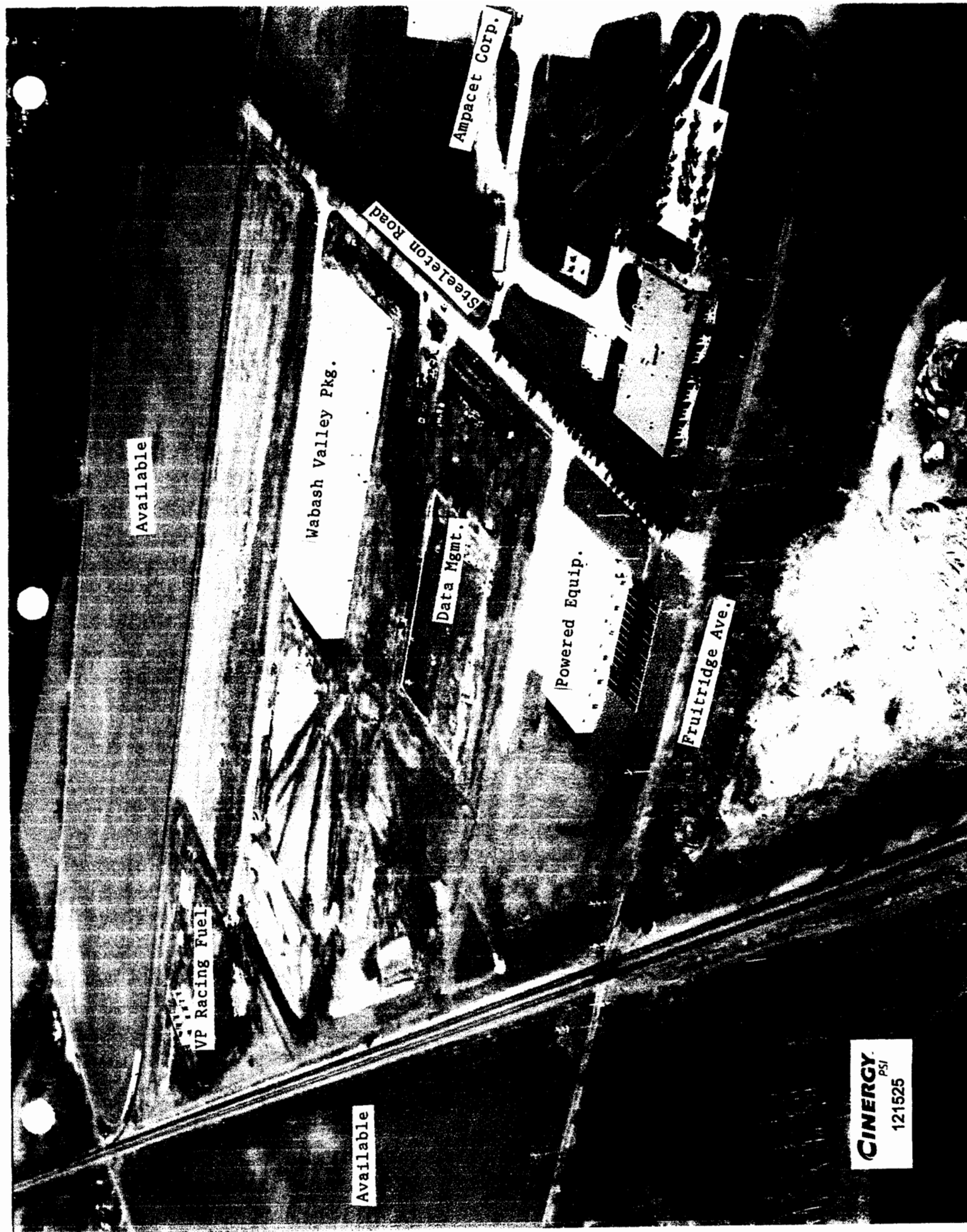
PHBP Prior To
Commencement Of
Development

Fruitridge Ave.

Steeleton Road

CINERGY

120897



Available

VP Racing Fuel

Wabash Valley Pkg.

Data Mgmt.

Powered Equip.

Fruitridge Ave.

Available

Ampacet Corp.

Steelton Road

CINERGY
PSI
121525

SPECIAL ORDINANCE NO. 67, 2003

**ORDINANCE OF THE COMMON COUNCIL OF THE CITY
OF TERRE HAUTE, INDIANA, PLEDGING ECONOMIC
DEVELOPMENT INCOME TAX**

WHEREAS, Vigo County, Indiana ("County") has imposed the county economic development income tax ("EDIT") pursuant to IC 6-3.5-7 and the City of Terre Haute ("City") is a recipient of an annual distributive share of the EDIT ("EDIT Revenues"); and

WHEREAS, the Common Council of the City has determined to pledge up to \$100,000 annually of EDIT Revenues ("Pledged EDIT") to be used to pay debt service on the Redevelopment District Tax Increment and Economic Development Income Tax Revenue Bonds of 2004 ("Bonds"), to be issued by the Terre Haute Redevelopment Commission ("Commission") pursuant to a resolution to be considered by the Commission on December 17, 2003 ("Resolution"), to finance the acquisition and construction of certain local public improvements ("Project") in, serving or benefiting the Fort Harrison Business Park Economic Development Area ("Area"), costs of issuance and related expenses; and

WHEREAS, the Project and the payment of debt service on the Bonds from Pledged EDIT has been or will be included in the capital improvement plan of the City regarding the use of EDIT Revenues;

WHEREAS, the estimated total cost of financing the Project and issuance expenses, is now estimated not to exceed \$1,100,000 plus investment earnings on the Bond proceeds; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE, INDIANA, THAT:

Section 1. In consideration of the Commission's desire to proceed with the financing of the Project, the Common Council hereby pledges the Pledged EDIT for the payment of debt service on the Bonds, to the extent that tax increment collected in the Area is not sufficient.

Section 2. The Common Council further covenants that it will take no action to rescind or repeal EDIT nor take any action that would result in the City receiving a smaller certified share of EDIT than the certified share of EDIT to which it was entitled on the effective date of this ordinance. The Common Council further covenants that it will take no action to rescind EDIT or reduce the EDIT rates as long as debt service is payable on the Bonds.


Section 3. The City has not pledged or otherwise encumbered its EDIT Revenues, and there are no prior liens, encumbrances or other restrictions on the EDIT Revenues or on the City's ability to pledge EDIT Revenues to the payment of debt service on the Bonds.

Section 4. The City reserves the right to authorize and issue additional Bonds at any time ranking on a parity with the Bonds subject to the conditions set forth in the Resolution.



Section 5. This ordinance shall be in full force and effect immediately upon its passage and execution by the Mayor.


SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

WHEREAS, an emergency exists for the immediate taking effect of the ordinance, the same shall be in full force and effect from and after its passage by the Common Council of Terre Haute, Indiana and approval of the Mayor and publication as required by law.

Introduced by: , Councilman, Cliff Lambert

Passed in open Council this 11th day of DECEMBER, 2003.

 ATTEST:  City Clerk, Charles P. Hanley


PRESIDENT, Chuck Miles

Presented by me to the Mayor this 12th day of DECEMBER, 2003.


CITY CLERK, Charles P. Hanley

Approved by me, the Mayor, this 15th day of DECEMBER, 2003.


MAYOR Judy Anderson

ATTEST:  , City Clerk, Charles P. Hanley

EXCERPTS FROM THE MINUTES OF
A REGULAR MEETING OF THE COMMON COUNCIL
OF THE CITY OF TERRE HAUTE, INDIANA

The Common Council of the City of Terre Haute, Indiana, met in the City Hall, Terre Haute, Indiana on the 11th day of December, 2003 at the hour of 7:30 p.m. in regular meeting pursuant to call in accordance with the rules of the Council and the Indiana Open Door Law.

The meeting was called to order by Chuck Miles, who presided.

On call of the roll the members of the Common Council were shown to be present or absent as follows:

Present:

George Azar
Cindy Brown
Ryan Cummins
Louis J. Duby
Cliff Lambert
Mick Love
Norman Loudermilk
Chuck Miles
William Thompson

Absent:

None

[Other Business]

The Clerk presented a form of resolution authorizing the establishment of the Jadcore-Phase I Economic Development Area (Area) (Resolution No. 60, 2003).

The Clerk then stated that it would now be in order for the Council to consider Resolution No. 60, 2003. Norm Loudermilk made a motion to amend Resolution 60, 2003 to provide that any projects added to the plan for the Area be approved by the Council. After discussion, the motion was approved by a voice vote of a majority of the members voting aye. After a motion made by Norm Loudermilk and seconded by Mick Love, and discussion by the Council, Resolution 60, 2003, as amended was approved by the Council by a voice vote of a majority of the members voting aye.

The Clerk then introduced Special Ordinance 66, 2003, entitled "An Ordinance Authorizing the City of Terre Haute, Indiana to Issue its "Taxable Economic Development Bonds, Series 2003 (Jadcore Project)" and Approving Other Actions in respect thereto."

Cliff Lambert moved that any applicable local rules be suspended and that unanimous consent of the members present be given for consideration of Special Ordinance No. 66, 2003 on

the day or at the meeting at which the Ordinance was introduced and for second reading of Special Ordinance No. 66, 2003 at this meeting without further consideration. This motion was seconded by Bill Thompson, and on call of the roll the vote on the motion was as follows:

Ayes:

All Members

Nays:

None

The Presiding Officer stated that the motion for the suspension of the rules and such consideration of Special Ordinance No. 66, 2003 having been carried by unanimous vote of the members present, final action on the Special Ordinance would now be in order. He then directed the Clerk to read the Special Ordinance a second time by title.

The Special Ordinance having been read a second time by title, Bill Thompson then moved that the ordinance be adopted as read. This motion was seconded by Norm Loudermilk, and on call of the roll was carried by the following vote:

Ayes:

Nays:

The Presiding Officer announced that there being at least two-thirds of the elected members of the Council present at the meeting and the motion for adoption having been carried by a two-thirds vote of all such elected members, Special Ordinance No. 66, 2003 had been duly passed and adopted.

The Clerk then introduced Special Ordinance 67, 2003 entitled "An Ordinance Pledging Economic Development Income Tax."

Cliff Lambert moved that any applicable local rules be suspended and that unanimous consent of the members present be given for consideration of Special Ordinance No. 67, 2003 on the day or at the meeting at which the Special Ordinance was introduced and for second reading of Special Ordinance No. 67, 2003 at this meeting at which the Special Ordinance was introduced and for second reading of Special Ordinance 67, 2003 at this meeting without further consideration. This motion was seconded by Norm Loudermilk, and on call of the roll the vote on the motion was as follows:

Ayes:

All Members

Nays:

None

The Presiding Officer stated that the motion for the suspension of the rules and such consideration of Special Ordinance No. 67, 2003 having been carried by unanimous vote of the members present, final action on the Special Ordinance would now be in order. He then directed the Clerk to read the Special Ordinance a second time by title.

The Special Ordinance having been read a second time by title, Norm Loudermilk then moved that the ordinance be adopted as read. This motion was seconded by Cindy Brown, and on call of the roll was carried by the following vote:

Ayes:

6

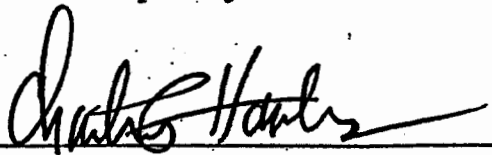
Nays:

1

The Presiding Officer announced that there being at least two-thirds of the elected members of the Council present at the meeting and the motion for adoption having been carried by a two-thirds vote of all such elected members, Special Ordinance No. 67, 2003 had been duly passed and adopted.

[Other Business]

There being no further business presented to the meeting, on motion duly made and seconded and unanimously carried, the meeting was thereupon adjourned.


_____, Clerk

APPROVED:



Presiding Officer

TERRE HAUTE REDEVELOPMENT COMMISSION

Fort Harrison Business Park

ESTIMATED EDIT REQUIRED

<u>Payment Date</u>	<u>2004 Bonds Debt Service</u>	<u>Estimated Tax Increment</u>	<u>Estimated EDIT Required</u> (1)
08/01/04	\$38,635	\$0	\$38,635
02/01/05	43,056	0	43,056
08/01/05	42,631	5,065	37,566
02/01/06	37,206	5,065	32,141
08/01/06	41,888	6,385	35,503
02/01/07	41,463	6,385	35,078
08/01/07	41,038	10,345	30,693
02/01/08	40,613	10,345	30,268
08/01/08	45,188	14,310	30,878
02/01/09	39,656	14,310	25,346
08/01/09	39,231	18,270	20,961
02/01/10	43,806	18,270	25,536
08/01/10	38,275	20,910	17,365
02/01/11	42,850	20,910	21,940
08/01/11	42,319	23,550	18,769
02/01/12	41,788	23,550	18,238
08/01/12	41,256	26,195	15,061
02/01/13	40,725	26,195	14,530
08/01/13	40,194	28,835	11,359
02/01/14	39,663	28,835	10,828
08/01/14	39,131	30,155	8,976
02/01/15	43,600	30,155	13,445
08/01/15	42,963	31,475	11,488
02/01/16	37,325	31,475	5,850
08/01/16	41,794	31,475	10,319
02/01/17	41,156	31,475	9,681
08/01/17	40,519	31,475	9,044
02/01/18	44,881	31,475	13,406
08/01/18	39,138	31,475	7,663
02/01/19	43,500	31,475	12,025
08/01/19	37,756	31,475	6,281
02/01/20	42,119	31,475	10,644
08/01/20	41,375	31,475	9,900
02/01/21	40,631	31,475	9,156
08/01/21	39,888	31,475	8,413
02/01/22	44,144	31,475	12,669
08/01/22	38,294	31,475	6,819
02/01/23	42,550	31,475	11,075
08/01/23	41,700	31,475	10,225
02/01/24	40,850	31,475	9,375
Totals	\$1,644,791	\$934,590	\$710,201

(1) A maximum of \$100,000 of EDIT is pledged each year.

(Subject to the comments in the accompanying report dated January 21, 2004 of H.J. Umbaugh & Associates.)

* Estimated tax increment based only on committed new investment at time of issue.

Project: Update of Comprehensive Plan and Zoning Ordinance(s)

**Requested
EDIT Amount:** \$125,000

Purpose: City's share (50%) of cost to update community's Comprehensive Plan, Zoning Ordinances and Subdivision Control Ordinance.

Notes:

(1.) The Vigo County Area Planning Department is managing this project. HNTB Corporation was selected by a procurement committee composed of City and County representatives to perform the work.

Executive Summary

Updating the comprehensive plan and creating implementation documents for growth of Vigo County, the City of Terre Haute, the Town of Riley, the Town of Seelyville and the Town of West Terre Haute presents an opportunity to chart a road map for future investment and development within the region while capitalizing on the area's economic and cultural assets.

Our team's approach to comprehensive planning is based upon years of experience of creating successful plans and upon the philosophy that no two communities are alike. Each requires a tailored process that will embrace and support the desires of the community by incorporating them into a user-friendly document, utilizing graphics that successfully represent the community's needs.

Based on our understanding of the issues, including redevelopment, historic and cultural preservation, commercial and industrial expansion, and growth, and given the unique nature of the products needed by the Vigo County area, our approach will capitalize on:

- ◆ Past planning efforts undertaken
- ◆ Examine the market conditions prevalent in the area
- ◆ Develop a land use strategy to create a forward-moving and thinking plan

The Vigo County area is continually evolving to adapt to growth and redevelopment opportunities. Vigo County and its communities need a flexible plan that is practical and fiscally sound. We can assist you in developing such a plan.

To respond to the planning needs stated in your request for proposal (RFP) and from conversations with various individuals in the community and to create a truly tailored planning process, we are providing you a seven-phase approach, including:

Inventory & Analysis

This phase focuses on gaining additional knowledge of the Vigo County area conditions,

issues, attitudes and aspirations. To accomplish this, the HNTB team will review all previous planning studies to help establish a framework for the project. These materials will be used to help define the context of the plan and begin to define the path to future development. We will work with staff to collect land use, general transportation systems and facilities, community facilities, and cultural, physical and environmental features, all of which play a significant role in developing the future land use plan and development policies.

Internal & Public Input Sessions

The process is just as important as the resulting product to the success of a comprehensive plan, which makes public input the central focus of the planning process. Each community is different. Therefore, a detailed public participation plan needs to be created for people to provide input and express desires for the County and its cities and towns. The HNTB team would work with the Project Steering Committee to select the public participation techniques that provide the maximum opportunities for meaningful input into the process. Suggested techniques include key person interviews, elected official and key business leaders survey, focus groups, public input meetings and an open house.

Visioning

The establishment of an overall vision that reflects the County, City and Town's development, land use and transportation directions that need to be taken within the context of the communities' concerns, values and needs is essential. The HNTB team with the assistance of the project Steering Committee and staff will develop this vision statement which will become the basis for the entire comprehensive plan and the policy direction for the zoning ordinance update.

Our team's approach to comprehensive planning is based upon years of experience of creating successful plans and upon the philosophy that no two communities are alike.

Executive Summary

Scenario Generation

The HNTB team will utilize a charrette format to work with the project Steering Committee and staff to create different land use scenarios. These scenarios will depend on the conditions and the directions of the goals and objectives and will explore differing land use distributions, density distribution, urban design concepts and public improvements.

After the final land use scenario has been decided, development policies are prepared in support of the future land use map, based on the goals and objectives of the plan and previous planning analysis. These development policies will contain criteria or standards to address urban design issues in and around the identified neighborhood nodes.

As part of the development of the land use scenarios, the transportation network will be reviewed in relationship to the future land use pattern and major transportation needs will be identified.

Implementation

Implementation is a key element of the comprehensive plan and the economic direction of future growth because it provides the means and guidance for the Plan Commission, Board of Zoning and the City, County and Town Councils to make decisions regarding future growth. A list of recommendations is created for the comprehensive plan, including a system for annual review of the plan's successes. The physical solutions and policy recommendations contained in the plan will be filtered through a work program that will delineate the appropriate sequencing, and responsibility.

The program will also outline the approximate time period in which the zoning amendments should be written and adopted. This strategy ensures that the fundamental policies established in the comprehensive plan will be implemented soon after its adoption.

Zoning & Subdivision Control Ordinance Issue Analysis

A step in implementing the comprehensive plan is the creation and adoption of development codes. Developing these ordinances in tandem with the comprehensive plan ensures that they will work hand-in-hand with the comprehensive plan, implementing the policy direction and vision of the community.

Certainly, as ordinances age, problems arise with an increase in the number of variances, undesirable uses, or problem zoning districts and certain combinations of land uses may not be permitted which can slow down economic development and require multiple processes to achieve a single goal. Our approach of identifying the top 10 issues, explaining solutions to each issue, crafting the ordinance and setting forth a review schedule for each of the chapters has been very successfully in the other communities in which we have worked and we would utilize this method with your project.

Adoption

The final phase of the process is the adoption of the comprehensive plan, and the zoning and subdivision control ordinances. The key to adoption is building consensus prior to this phase. Throughout this project several key community and steering committee meetings have been identified. The purpose of these meetings is not only to inform and educate the public about the issues and recommendations but also to build coalition and ownership into the plan, ordinances and process. A key to building this coalition and ownership will be involvement from the steering committee and project staff.

Based on discussions with senior staff members from Vigo County and the City of Terre Haute, we have developed an initial approach for the joint comprehensive plan and development ordinance update. This approach is detailed below of how we can be of service to you. While we pride ourselves on understanding our clients

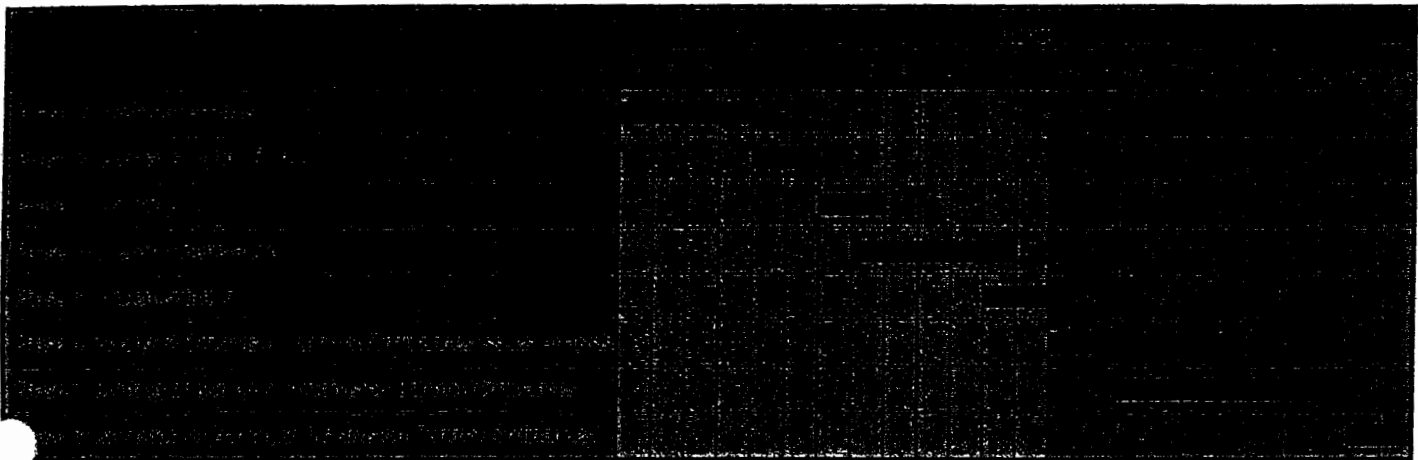
The HNTB team will utilize a charrette format to work with the project Steering Committee and staff to create different land use scenarios.

5. Project Schedule

Proposed Schedule

The HNTB team proposes to complete your comprehensive plan and zoning ordinance updates within your envisioned timeframe. Our schedule reflects the completion of your comprehensive plan within 15 months and the completion of your zoning regulations nine months from adoption of the plan.

While the level of efficiency we can achieve in the project will ultimately drive the schedule, we believe the ideal time-line target should be set. We suggest each phase of our project identified in section 4 be completed under the following schedule:



Comprehensive Plan

Land Use/Zoning Regulations

Project: DADC Drainage Structure (east side of Fruitridge Avenue)

**Requested
EDIT Amount:** \$250,000

Purpose: Installation of a drainage pipe in the ditch on the east side of Fruitridge Avenue at the DADC facility.

Notes:

(1.) DADC officials requested assistance from the City for this project over three years ago. The ditch represents a safety hazard to DADC personnel who mow the ditch on a regular basis. Elimination of the ditch will also enhance the aesthetics of the plant for visiting DADC management and clients.



Columbia House

Fruitridge Ave.

DADC

Ditch
←

DADC

CINERGY
PSI

121098

Project: 13th & Hulman Property Acquisition/Exploration

**Requested
EDIT Amount:** \$100,000

Purpose: (1.) Purchase of 17.93 acres in the center of the former Terre Haute Coke & Carbon property; (2.) brush clearing and preliminary environmental study on the 17.93 acre site.

Notes:

- (1.) The Vigo County Commissioners currently own the north and south portions of the former Terre Haute Coke & Carbon site. A 17 acre tract, formerly owned by the railroad, was purchased last year in a tax sale by a group of out-of-town investors. The middle tract, coupled with the property owned by the Commissioners, has good development potential for the community, particularly in light of the 13th Street Phase II project and the County's Canal Road project.
- (2.) An offer has been made to the City to sell the 17.93 acre tract for a price of \$49,300 (\$2,750 per acre).
- (3.) Rose-Hulman Institute of Technology has offered its services in the form of a Senior Project that will include (a.) renderings of the developed site; (b.) schematic design drawings with recommended engineering alternatives; and (3.) a phased implementation plan for development of the site with cost estimates.

34-T.12N-R.3W. 34-T.12N-R.3W.

HULMAN

210

STREET

THIRTEENTH

STREET

INDIANA GAS AND CHEMICAL CORP.

INDIANA GAS AND CHEMICAL CORPORATION

87614

19403

500 LINE - SALE 10-31-05 R.E. 1004

500

LINE

RR

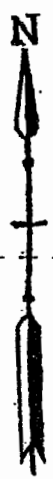
500 LINE EASEMENT RESERVED

MINS. PAUL

BARTON'S

89014

47014



Adjacent to property owned by Indiana Gas & Chemical Corp. 10-31-05

LOCKPORT

THIS EXHIBIT IS A

CMC HEARTLAND PARTNERS

CITY: TERRE HAUTE

COUNTY: VIGO

STATE: IN

CMCHP PROPERTY SHADED GRAY

SCALE 1"=200'

SEC. 34 TWP. 12 N. RGE 9 W

VALUATION SEC. IN 1-B MAP 8-2

SALE AREA= SF. ± = 21.25 AC. ±

ALCHEM, LLC
P.O. BOX 185, INGLEFIELD, IN 47618

June 24, 2004

Mr. Steven Witt
Department of Redevelopment
17 Harding Avenue
Terre Haute, IN 47807

Dear Mr. Witt,

I apologize for the delay in responding to you but the several owners of Alchem have been determining a consensus response.

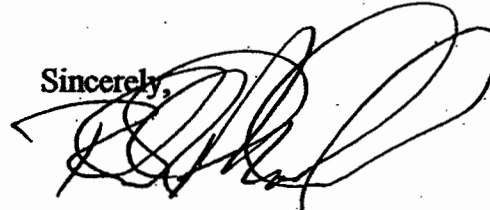
As we discussed in your office the Alchem ownership is willing to divest of the properties and does not wish to stand in the way of any future development the City of Terre Haute might have for the total acreage. The essential discussions that have taken place within Alchem concern the overall value of the property given the railroad siding. We believe this siding and rights-of-way afford unique and substantial value to our property and to those currently held by the Redevelopment Commission. Certainly, the optimal commercial use would be for a warehousing or manufacturing entity to locate on the property(ies) and use the rail transportation to other markets.

In your correspondence of March 22, you offered the sum of \$20,000 for the entire 17.93 acre parcel (\$1115 per acre.)

As a counter, we would offer the property (including the rail rights-of-way) in its entirety for \$2750 per acre (\$49,300). As you know, we acquired title through a tax sale and, should this offer be accepted, Alchem, LLC would within forty-five days provide a simple Quit Claim deed for our acreage. Alchem would bear any and all costs for title preparation however, due to the nature of our claim of title, we would not provide a survey of the property. Through the Quit Claim deed, whatever we received would be conveyed to the Redevelopment Commission or other designated holder of title as specified by you.

Thanks for the interest in the Alchem, LLC acreage and I look forward to hearing from you.

Sincerely,



Richard E. Mourdock

VIEWING EACH CHALLENGE....
AS AN OPPORTUNITY

Project: State Road 46 Access Road

**Requested
EDIT Amount:** \$250,000

Purpose: Design and construction of 2,000' of public roadway to stimulate commercial development of S.R. 46 corridor.

Notes:

- (1.) Road will be 72 feet wide with five lanes and concrete islands at S.R. 46. As road extends to the west, it will taper to 60 feet wide (while maintaining five lanes). Road will have curb and gutter on both sides.
- (2.) The State of Indiana has committed \$405,000 toward the cost of a traffic signal at the intersection of the proposed access road and S.R. 46 (once the traffic levels meet INDOT warrant requirements).
- (3.) Sycamore Market Developers will soon be constructing a new restaurant facility at a site north of the proposed access road. The theme and name of the restaurant are being determined.
- (4.) Sycamore Market Developers will also be constructing a frontage road that will extend from the proposed new access road to the new restaurant facility.
- (5.) The proposed road will have the ability to eventually be connected to Margaret Avenue.
- (6.) Major retailers continue to express interest in the S.R. 46 corridor. It is anticipated that additional development will follow the construction of the new restaurant.

Project: Locust Street Extension

**Requested
EDIT Amount:** \$1,000,000

Purpose: Construction of Locust Street extension from 25th Street to Brown Avenue.

Notes:

- (1.) First new terrain street built in the City since ?.
- (2.) Will greatly alleviate problems with current Locust/25th Street intersection.
- (3.) Will facilitate traffic movement near growing Jadcore industrial area.

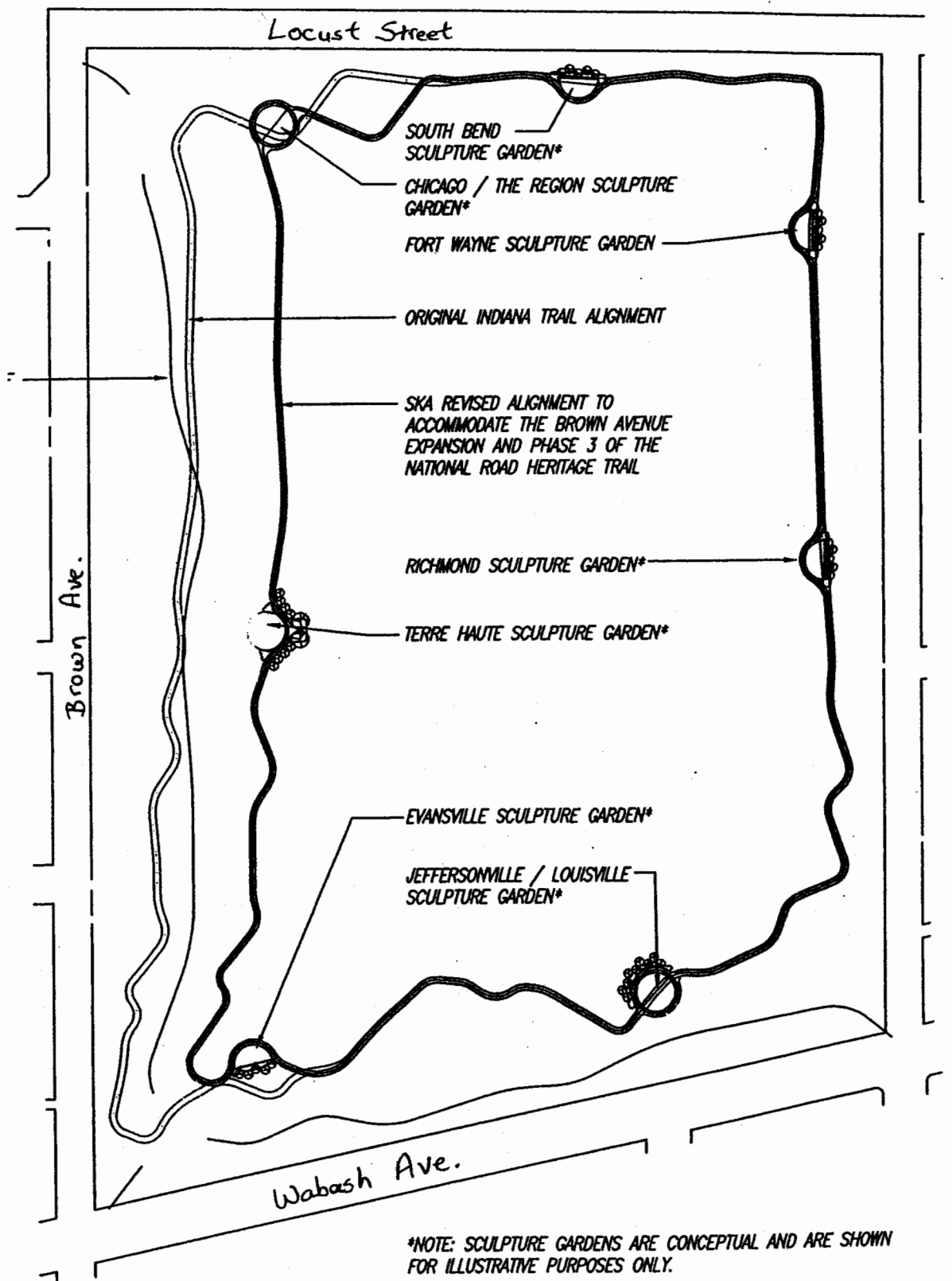
Project: Memorial Park Trail Extension

**Requested
EDIT Amount:** \$100,000

Purpose: Extension of Heritage Trail around circumference of Memorial Park.

Notes:

- (1.) Trail will be constructed in the shape of Indiana.
- (2.) Possibility exists to denote relative locations of major Indiana communities along trail route with sculpture gardens or other features.



Project: Proposed Contract with Terre Haute Area Economic Development Corporation for Delivery of Economic Development Services

**Requested
EDIT Amount:** \$125,000

Purpose: To help provide resources for the THAEDC necessary to recruit new business and industry to Terre Haute/Vigo County.

Notes:

- (1.) Other THAEDC revenue streams include \$125,000 EDIT contribution from Vigo County and private memberships.
- (2.) This endeavor must be successful for City to receive maximum return on investment in such projects as Fort Harrison Business Park, Jadcore Industrial Park and 13th and Hulman property.



Terre Haute Area Economic Development Corporation Its History

Recognizing the importance of economic development to the well-being of the area and its residents, a group of concerned businesspersons began meeting to discuss a long range, continued plan for community growth and economic development. Dr. George Pula of Indiana State University was commissioned to conduct research as the first step in this process. Dr. Pula surveyed over 300 community, civic and business leaders to help define issues most important to our future growth.

From these discussions and this study, the Terre Haute Area Economic Development Corporation (THAEDC) was born in 2003 to serve as the central point for a highly-focused economic growth initiative. Businesses made a renewed commitment to funding this program at the same time the Vigo County Council and Terre Haute City Council demonstrated their leadership by passing an Economic Development Income Tax (EDIT) and committing substantial dollars to help fund the program.

Historically, the Terre Haute region has been a strong regional and national economic center. Its abundance of resources, location attributes and outstanding labor force lend themselves to this well earned reputation. By aggressively preparing for the future and marketing itself, the Terre Haute area continues to attract and retain the type of business and industry it wants and needs.

The Terre Haute Area Economic Development Corporation is a focused strategy to keep the region a dynamic and vibrant community. It helps to position the community for changes in the national and global economies while providing valuable assistance to our existing "customers." By addressing our challenges aggressively, Terre Haute will establish itself as a leader in community development efforts and be well ahead of its competition.

As Terre Haute continues to face competition for the attraction of new investment, it is vitally important that the services delivered through THAEDC remain a high priority community initiative. The THAEDC purpose is to lead the effort to retain and expand business investment and job opportunities in the region. Thus, community leaders recognize that the THAEDC plays a leadership role in maintaining our economic strength and further diversifying our community.

Meeting Dates for 2004

<u>Date</u>	<u>Time</u>	<u>Location</u>
Tuesday, May 11, 2004 Board of Directors Meeting	7:30a.m.	Indiana State University Ninth Floor of Hulman Memorial Student Union
Tuesday, June 8, 2004 Executive Committee Meeting	7:30a.m.	THAEDC Board Room
Tuesday, July 13, 2004 Board of Directors Meeting	7:30a.m.	Ivy Tech State College campus to be determined
Tuesday, August 10, 2004 Executive Committee Meeting	7:30a.m.	THAEDC Board Room
Tuesday, September 14, 2004 Board of Directors Meeting	7:30a.m.	Vectren Corporation
Tuesday, October 12, 2004 Executive Committee Meeting	7:30a.m.	THAEDC Board Room
Tuesday, November 9, 2004 Board of Directors Meeting	7:30a.m.	Union Hospital Room to be determined
Tuesday, December 14, 2004 Executive Committee Meeting	7:30a.m.	THAEDC Board Room



STAFF

President

Mr. Rod Crider

Extension # 12

Cell phone: (586) 212-3517

rcrider@terrehauteedc.com

Vice-President

Mrs. Claudia Tanoos

Extension # 11

Cell phone : (812) 208-3438

ctanoos@terrehauteedc.com

Marketing Manager

Mrs. Lisa Johnson

Extension # 13

ljohnson@terrehauteedc.com

Administrative Aide

Ms. Amanda Smith

Extension # 10

Terre Haute Area Economic Development Corporation

643 Wabash Avenue, P O Box 1830

Terre Haute, IN 47808

Phone (812) 234-2524

Fax (812) 232-6054



JOB DESCRIPTION

Position: President

General Purpose: The incumbent is responsible for planning, organizing, coordinating and directing the economic developmental plans, programs and services of the Terre Haute Area Economic Development Corporation whose mission is to provide strategic leadership, coordinate resources and nurture initiatives focused on developing and growing the area's economy.

Reporting: This position reports to the full Board of Directors of the Terre Haute Area Economic Development Corporation.

Major Responsibilities:

- Develop and implement a cohesive business attraction, retention and expansion program utilizing and coordinating the resources of the city, county and region.
- Ensure that the Terre Haute Area EDC staff are selected, trained and supervised in a manner that creates high professional standards and effectively meets and enhances the organization's objectives.
- Prepare and control the financial budget for organization and its subsidiaries.
- Coordinate marketing plans and serve as organization liaison to the community, allies and other related organizations.
- Monitor local, state, and federal legislation, programs, policies and regulations relating to economic development.
- Promotes the region by attending meetings of local, state, regional and national organizations.
- Review and respond to company proposals and clients' requests for specific economic statistics, work force demographics, business sector and community characteristics, incentive programs, and other information.
- Communicate with citizens, contractors, customers, developers, business owners and public and private agencies concerning the services, policies, procedures, activities and programs of the THAEDC.
- Coordinate activities with the City, County and other public agencies and jurisdictions; perform collaborative problem-solving and resolve issues and concerns.
- Develop and implement plans to secure funding to support the mission and activities of the organization.
- Performs other duties as assigned by the board of directors.



JOB DESCRIPTION

Position: Vice-President

General Purpose: Under direction of the President, is responsible for assisting in planning, organizing, coordinating and directing the economic developmental plans, programs and services of the Terre Haute Area Economic Development Corporation with particular emphasis on business retention, business attraction and workforce development activities.

Reporting: This position reports to the President of the Terre Haute Area EDC.

Major Responsibilities

Organizational & Administrative

- Oversee various phases of organization administrative activities such as program planning, staffing, service quality and equipment.
- Provides management and direction of all administrative office functions, including personnel, budget, methods and procedures and procurements.
- Plans, assigns, trains, supervises and evaluates staff and provides guidance to staff on program matters on a day-to-day basis.
- Perform related managerial and professional duties contributing to realization of organizational goals as required.
- Directs, coordinates and administers the THAEDC in the President's absence.

Business Retention and Attraction

- Assists the President in planning, developing, coordinating, and directing programs, policies, marketing activities and special projects.
- Acts for the President as assigned, in conferences and meetings with various local, state and federal agencies and/or private organizations.
- Directs a sustained and regular contact program with existing businesses to assist with retention and expansion issues. Maintains detailed records of all visits.
- Provide leadership for programs, incorporating both professional and voluntary participation, including industry cluster groups.



JOB DESCRIPTION

Position: Marketing Manager

General Purpose: The incumbent shall develop, coordinate and implement a broad-based marketing and public information program for the Terre Haute Area Economic Development Corporation designed to attract and retain business.

Reporting: This position reports to the President of the Terre Haute Area Economic Development Corporation. In the absence of the President, the Marketing Manager reports to the Vice President.

Major Responsibilities:

- Assist in developing and implementing the organizational marketing strategy.
- Prepares and directs the preparation of a variety of graphic and written materials in support of development and membership efforts; provides for and coordinates their distribution.
- Develop and maintain a comprehensive inventory of available buildings and sites in the community and track business movement into and out of the region.
- Respond to requests for information, analyze prospect requirements, prepare customized proposals, and perform prospect follow-up. Maintain and regularly update active prospect files and databases.
- Participate on corporate calling trips and marketing missions as necessary.
- Work with organization partners and allies to become knowledgeable about current development opportunities and marketing initiatives.
- Keep abreast of regional marketing advantages and disadvantages including efforts to overcome liabilities.
- Serve as liaison with public relations and marketing agencies. Negotiate and administer contracts for other professional service providers.
- Maintains and updates website regularly; oversees operation of other marketing related software
- Writes and distributes bi-weekly e-newsletter and other communications pieces.
- Conducts research and prepares reports, speeches and presentations pertaining to specific project requirements as assigned.
- Prepare press releases, press conferences, ground openings and other activities related to the public announcement of an expansion or relocation.
- Develops and maintains contacts and cooperative working relationships with members of business and community groups, and various public and private organizations; attends meetings and makes presentations on behalf of organization as assigned.
- Coordinates seminars, meetings, conferences and other events as required.

JOB DESCRIPTION



Position: Administrative Assistant

General Purpose: The incumbent shall perform administrative and clerical duties for the Terre Haute Area Economic Development Corporation.

Reporting: This position reports to the President of the Terre Haute Area Economic Development Corporation. In the absence of the President, the Administrative Assistant reports to the Vice President.

Major Responsibilities:

- Greets visitors to the office and assists in providing required information.
- Picks up mail and routes to appropriate parties.
- Receives and routes all incoming telephone calls.
- Coordinates travel arrangements for the President and Vice-president.
- Maintains records and databases on a routine basis.
- Maintains library of reference materials and central filing system.
- Schedules, coordinates and sends notices of board and committee meetings. Attends, records minutes, and transcribes minutes to all meetings.
- Responds to inquiries and routine requests for information.
- Prepares correspondence for the President and Vice President, as required.
- Procures office supplies and maintains adequate inventory of required items.
- Coordinates staff schedules.
- Performs all general bookkeeping functions including accounts payable, accounts receivable, and preparation of monthly financial statements.
- Performs or schedules routine and scheduled maintenance on office equipment.
- Performs daily backup of computer network server and provides for safekeeping of tapes.
- Performs related duties as assigned.

COMMITTEES

The purpose of the committee structure of the Terre Haute Area Economic Development Corporation is to allow members to become involved with the effort to maintain and improve the community's economic competitiveness.

Activities are focused on the three main strategic thrusts of the organization along with ensuring that the organization is operated with adequate resources. Meetings are held as needed.

The committees include:

Business Retention: Works to maintain the existing business base of Terre Haute through personal visits and special events that seek to identify issues and concerns with the business operating environment.

Business Attraction: Works to develop and implement a marketing plan to attract new investment and jobs to the Terre Haute region.

Partnership Network: Works to facilitate a leadership and collaborative effort to coordinate the resources available through community stakeholders, allies and partners in the delivery of a comprehensive economic development services delivery system.

Resource Development: Works to connect prospects to program investors, to develop a long term, sustaining revenue stream for economic development programs, to maintain a positive relationship with investors and to communicate EDC goals and accomplishments.

Finance & Administration - Responsible for preparation of the budget, presentation of monthly budget reports and for making recommendations on financial matters. Works with staff to implement programs, develop policies and secure resources that allow for the highest standards of excellence in all organizational matters.

Nominating - Annually presents a slate of candidates to be elected to the Board of Directors. Oversees the Board Nominating process. Appointed by the Chairman of the Board.